(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.) James A. Lesemann

WARRANTY DEED

BOOK 4477 PAGE 908

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. Lee et ux	First Federal Savings & Loan Assoc.	11D 45370
(NAME) 323 Lanier Drive	(NAME) 4th and Union	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) --- *Dollars,* cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance in the amount of $2,437.09 of a certain indebtedness payable to First Federal Savings and Loan Association; and secured by a deed of trust of record in Book 2771, page 119, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promise to pay,

We, GEORGE L. HIRE AND WIFE, OPAL RUTH HIRE, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto JAMES P. LEE AND WIFE, BARBARA L. LEE, herein called the grantees, their heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the southwesterly 19 feet of Lot No. 3 and the northeasterly 38 feet of Lot No. 2, Block G, on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 57 feet on the southeasterly side of Lanier Drive and run back between parallel lines 144.4 feet to a dead line.

Being the same property conveyed to George L. Hire and wife, Opal Ruth Hire, by deed from John D. Staples and wife, Carol Jean Staples, of record in Book 4405, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1380, page 88; setback line and easement as shown on Plan of record in Book 1130, page 85; all in said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 20,000

Subscribed and sworn to before me, this the 4th day of February 1971

Affiant James P. Lee

My commission expires: (Affix Seal) Notary Public C. W. Eldridge Dep Register

This is improved ( ) unimproved property, known as 323 (House Number) Lanier Drive, (Street) Madison, Tennessee (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 22nd day of January, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opal Ruth Hire (Opal Ruth Hire)

George L Hire (George L. Hire)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* George L. Hire and wife, Opal Ruth Hire,

the within named bargainor...s., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 22nd *day of* January, *19* 71

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires Feb. 12, 1974 B. G. Hare *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

FEB-4-71	CONV	*7,000.00				
FEB-4-71	S'TAX		A*	18.20		
FEB-4-71	PR'FEE		A*	.50		
FEB-4-71	W'DEED		A*	3.00	*	21.70

WARRANTY DEED

FROM

GEORGE L. HIRE ET UX

TO

JAMES P. LEE ET UX

B 0 3 9 2 4

IDENTIF. REFERENCE

FEB 4 2 17 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS